

EST 1770



CHARTERED SURVEYORS

SPALDING
01775 766766

5 New Road
Spalding
Lincolnshire
PE11 1BS

EMAIL
spalding@longstaff.com
WEB
www.longstaff.com

BOURNE
01778 420406

GRANTHAM
Trading As



Regulated by RICS



All correspondence is issued on the basis of being "Subject to Contract" unless specified otherwise

Ref: RAS / AMH

31st July 2025

Dear Sir or Madam,

**RE: BELLS FARM, MERE DROVE, OLD LEAKE, BOSTON, LINCOLNSHIRE, PE22 9QF
BEST AND FINAL OFFERS**

SUBJECT TO CONTRACT

Due to interest, we have been instructed to conclude a sale by "Best and Final" offers. Please find enclosed a copy of the Sales Particulars in connection with the sale of land off Bells Farm, Mere Drove, Old Leake, Boston, Lincolnshire, PE22 9QF and also a Best and Final offer form.

As detailed in the Sales Particulars the farmyard with farm buildings is also available to be purchased. We would advise of a guide price of £250,000 (two hundred and fifty thousand pounds) for the farmyard with farm buildings, with a guide for the whole of £1,250,000 (one million two hundred and fifty thousand pounds).

Offers are invited for the land only, the farmyard with farm buildings or the land and farm yard with buildings as a whole, subject to contract, by way of "Best and Final Offers" on the enclosed offer form which must be received at our Spalding office by **12 Noon on Wednesday 20th August 2025.**

Interested parties are welcome to view the land but we would ask that you please inform us beforehand and do so with a set of the Sales Particulars to hand. When viewing the land, it is the responsibility of the interested party to ensure their own health and safety.

Cont...../2

The Property Professionals for over 250 years

PARTNERS: C R M Longstaff FR.I.C.S., F.A.A.V. R D Longstaff BSc (Hons), M.R.I.C.S., F.A.A.V. K R Longstaff BSc (Hons), M.R.I.C.S., F.A.A.V. R A Start MSc, BSc (Hons) Agric, M.R.I.C.S., F.A.A.V.
A S Brotherton BSc (Hons), M.R.I.C.S. **CONSULTANT (PRACTISING):** J A Smith FR.I.C.S.
RESIDENTIAL LETTINGS MANAGERS: C A Sewell A Gibson **ACCOUNTS AND AUCTION MANAGER:** C Martin

R Longstaff & Co is a limited liability partnership registered in England and Wales with registered company number OC325008.
The registered office is R Longstaff & Co LLP, 5 New Road, Spalding, Lincolnshire PE11 1BS. Longstaff, Escritt Barrell Golding, EBG and Eckfords are all trading names of R Longstaff & Co LLP.

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If you have any questions or require any further information, please do not hesitate to contact my Colleague, Alice Hunns, or I.

Yours faithfully

Richard Start

Richard A Start MSc BSc (Hons) Agric, MRICS, FAAV
Mobile: 07720 099832
Email: richardstart@longstaff.com

SPALDING
01775 766766

5 New Road
Spalding
Lincolnshire
PE11 1BS

EMAIL
spalding@longstaff.com
WEB
www.longstaff.com

BOURNE
01778 420406

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01476 565371

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A S Brotherton BSc (Hons), M.R.I.C.S. CONSULTANT (PRACTISING): J A Smith F.R.I.C.S

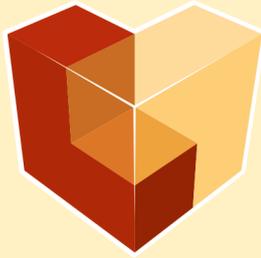
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SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



BELLS FARM, MERE DROVE, OLD LEAKE, BOSTON, LINCOLNSHIRE, PE22 9QF

- APPROXIMATELY 31.94 HECTARES (78.92 ACRES) OR THEREABOUTS OF ARABLE LAND
- PREDOMINANTLY GRADE I ARABLE LAND
- FARMYARD AVAILABLE BY SEPARATE NEGOTIATION
- FOR SALE AS ONE LOT BY PRIVATE TREATY
- VACANT POSSESSION UPON COMPLETION
- PART OF A LARGER PORTFOLIO AVAILABLE

GUIDE PRICE: £1,000,000 (SUBJECT TO CONTRACT)

SPALDING OFFICE: 01775 766 766

BOURNE OFFICE: 01778 420406

DESCRIPTION:

An exciting opportunity to acquire the freehold in the rural holding known as Bells Farm, Mere Drove, Old Leake, Boston, Lincolnshire comprising of approximately 31.94 Hectares (78.92 Acres) or thereabouts of predominantly Grade I and partly Grade II arable land extending over five main parcels in a ring fence enclosure. The parcels are a regular shape and size for modern agricultural operations and machinery. We are informed that the land has recently been used for a growing a range of crops to include brassicas, sugar beet, cereals and break crops (as shown in the cropping schedule appended to these Sales Particulars).

LOCATION:

Bells Farm lies within close proximity to the A52 public highway and is situated to the northwest of Old Leake, Boston. Old Leake lies approximately 8.3 miles from the town of Boston.

BELLS FARMYARD AND ADDITIONAL LAND:

Bells Farmyard and an additional 2.66 Hectares (6.57 acres) or thereabouts of arable land is available by separate negotiation. The farmyard comprises of a hardstanding yard with two general purposes agricultural buildings and a traditional red brick farm building. Further details regarding the farmyard and land available by separate negotiation can be obtained from the Vendor's Agents – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

TENURE AND POSSESSION:

The tenure of the farm is freehold. The Vendor reserves a right of holdover for the clearance of growing crops (i.e., 30th September 2025 for cereal crops and 28th February 2026 for sugar beet crops). Should the individual areas become available sooner than anticipated, the Vendor will liaise with the proposed purchaser to agree a mutually convenient exit date.

LAND AND SOILS CLASSIFICATION:

The land is classified as being predominantly Grade I and partly Grade II productive Agricultural land as specified on the Land Classification Map of England & Wales. The land is further classified by the Soil Survey of England and Wales as being of the Wallasea II Association of Soils, which is further charactered as being formed from marine alluvium deposits.

HOLDOVER:

The Vendor reserves a right of holdover for the clearance of growing crops (i.e., 30th September 2025 for cereal crops and 28th February 2026 for sugar beet crops). Should the individual areas become available sooner than anticipated, the Vendor will liaise with the proposed purchaser to agree a mutually convenient exit date.

UNDERDRAINAGE:

We are informed that the land benefits from a comprehensive regularly maintained underdrainage system.

SCHEDULE OF BACK CROPPING:

Field	Field Number	Area		2024/25	2024/23	2023/22	2022/21	2021/20	2020/19
		Ha	Acres						
1	TF4053 2051	14.97	36.99	Sugar Beet	Winter Wheat	Oilseed Rape	Winter Wheat	Potatoes	Spring Barley
2	TF4053 1426	5.16	12.75	Spring Barley	Brussel Sprouts	Winter Wheat	Potatoes	Winter Wheat	Spring Barley
3	TF4053 3433			Spring Barley	Brussel Sprouts	Winter Wheat	Potatoes	Winter Wheat	Spring Barley
4	TF4053 2005	8.07	19.94	Spring Barley	Cauliflower	Winter Wheat	Sugar Beet	Winter Wheat	Spring Barley
5	TF4053 4614	3.74	9.24	Spring Barley	Brussel Sprouts	Winter Wheat	Sugar Beet	Winter Wheat	Spring Barley
Total		31.94	78.92						

DRAINAGE RATES:

Annual drainage rates are payable to Witham Fourth Internal Drainage Board.

SERVICES:

We are not aware of any services connected to the land parcels. We have been informed that the farmyard (available by separate negotiation) is connected to mains electricity, we are advised that mains water is available within the immediate locality, although not connected to the farmyard. Interested parties are advised to make their own further enquiries regarding the services in place on the Holding.

FUTURE DE-LINKED BASIC PAYMENT SCHEME PAYMENTS:

It is believed that the land may have previously been entered into the Rural Payments Agency historical Basic Payment Scheme. Any de-linked reference amount payable is to be retained by the previous claimant and will not be transferred to the purchaser.

SFI / ENVIRONMENTAL SCHEME:

We are informed that the land parcels are currently part of an SFI / Environmental Scheme. The scheme will not be transferred to the purchaser and the relevant parcels will be removed from the Vendors SFI Agreement.

METHOD OF SALE:

The Holding is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by 'Best and Final' offers or by private auction. The land is offered for sale freehold with vacant possession following the required holdover period for the respective areas. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent – Richard Start (richardstart@longstaff.com) or Alice Hunns (alicehunns@longstaff.com) on 01775 766766 Option 4.

ADDITIONAL LAND:

The Vendor is currently marketing additional arable land "for sale" (subject to contract) by separate negotiation within Lincolnshire (Amber Hill, Swineshead and Frampton Fen). The Vendor welcomes enquiries for each farm separately or, would consider a sale of the entire area (i.e., land at Amber Hill, Old Leake, Swineshead and Frampton Fen). Further details can be obtained from the Selling Agents – Richard Start (richardstart@longstaff.com) or Alice Hunns (alicehunns@longstaff.com), R. Longstaff and Co LLP – 01775 766 766 ext. 127. A plan of the additional land available by separate negotiation is appended to these details.

VIEWING:

Interested parties are welcome to view the agricultural land during reasonable daylight hours unattended. Parties are requested to view with a set of these Particulars to hand and should, at all times, for their own personal safety, take appropriate precautions to ensure that no damage occurs either to themselves, the farm buildings, farmyard or to the land, or any part thereof.

WHAT3WORDS LOCATION:

///chef.prongs.companies

CONTRACTS AND QUOTAS:

There are no contracts or quotas included in the sale of the land.

SPORTING RIGHTS, MINERALS AND TIMBER:

The sporting rights, mineral and timber rights are included in the sale of the land in the sale insofar as they are owned by the Vendor.

RIGHT OF WAY, WAYLEAVES AND EASEMENTS ETC:

The land is let subject to, and offered with, the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements, and all wayleaves, whether referred to specifically in these Particulars or not. We are not aware of any Public Rights of Way which affect the land and are informed that pedestrian and vehicular access is available to all parcels at all times with no maintenance charge payable. However, interested parties are advised to rely on their own enquiries.

ANTI-MONEY LAUNDERING REGULATIONS:

Prospective purchasers will be required to comply with Anti Money Laundering Regulations and provide photographic identification in the form of a valid photocard driving licence or valid passport plus proof of address. Further information is available from the Selling Agents.

PLANS, AREAS, AND SCHEDULE:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey, Rural Land Registry and LPIS Plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries.

ACCESS:

All of the parcels are accessed via a combination of culverts and directly off the public highway.

NITRATE VULNERABLE ZONE:

Bells Farm has been designated as being in a Nitrate Vulnerable Zone.

BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of all boundaries.



VALUE ADDED TAX:

Should a sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such Tax will be payable by the Purchaser (s) in addition to the contract price. All Guide Prices quoted, or prices discussed, are exclusive of VAT. In the event the property or any part thereof, any rights, contracts, or quotas, or Entitlements, become a chargeable supply for the purposes of VAT, any such taxes will be payable in addition to the purchase price at the appropriate rate.

STAMP DUTY LAND TAX:

It will be the incoming Purchaser's responsibility to investigate and pay any Stamp Duty Land Tax Liability.

PLANS, AREAS & SCHEDULES:

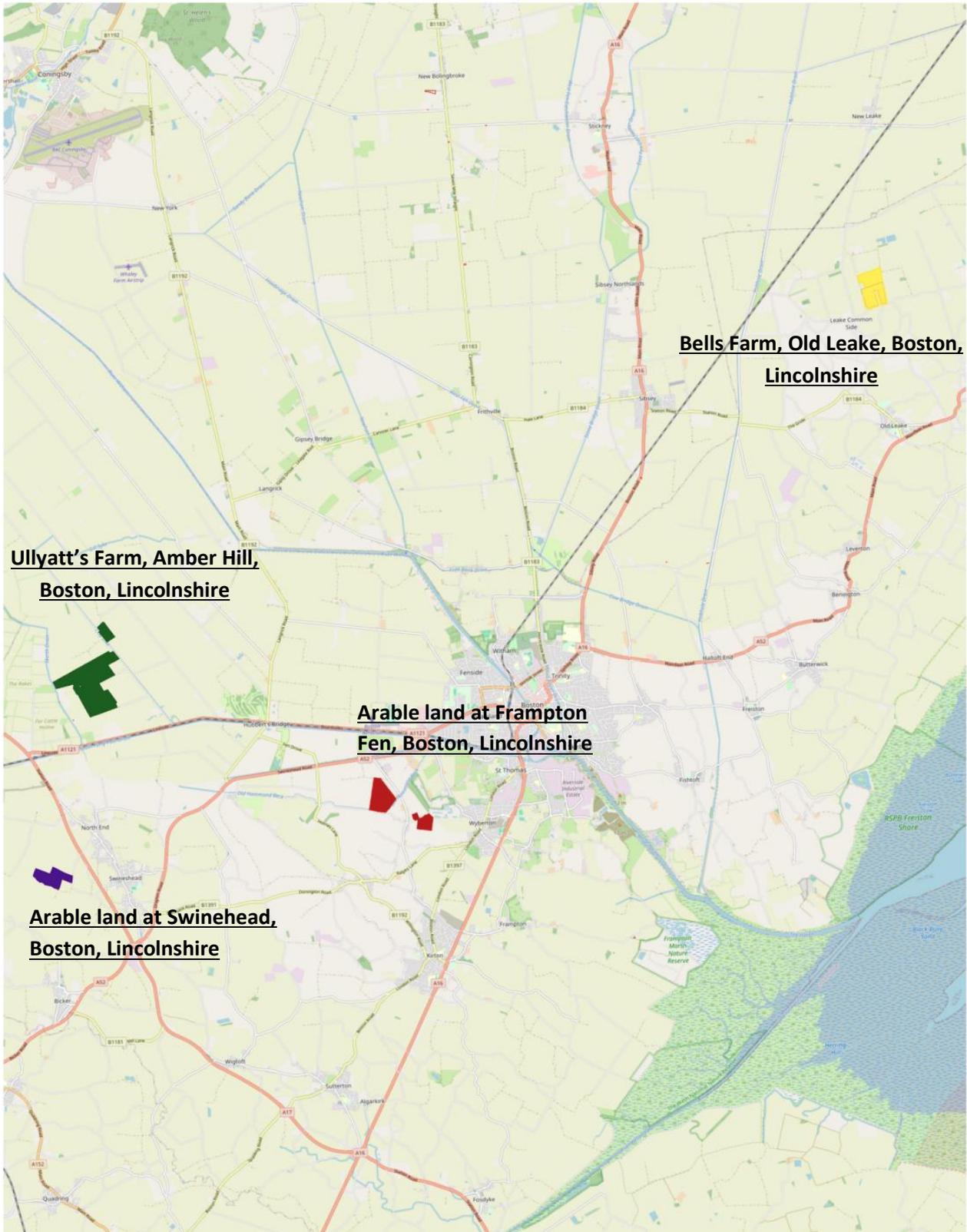
These Particulars and Plans have been prepared as carefully as possible. It should be noted that the plans have been specifically prepared "for identification purposes only" and although believed to be correct, their accuracy is not guaranteed. These areas have been taken from a combination of the Rural Payments Agency's Land Register and the Ordnance Survey Promap System.



Photographs of Bells Farmyard which is possibly available by separate negotiation



LAND AVAILABLE BY SEPARATE NEGOTIATION IN LINCOLNSHIRE



Bells Farm, Old Leake, Boston, Lincolnshire

Ulyatt's Farm, Amber Hill, Boston, Lincolnshire

Arable land at Frampton Fen, Boston, Lincolnshire

Arable land at Swinehead, Boston, Lincolnshire

FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE

Produced on Land App, Jun 24, 2021
© OpenStreetMap contributors



Further details available from the Vendor's Agent – Richard Start or Alice Hunns, R. Longstaff and Co LLP.

PARTICULARS CONTENT:

We make every effort to produce accurate and reliable details, but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area. The Plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE. Investigations of both the Rural Land Registry Plans and digital mapping have been used to ascertain the area of the land offered for let as accurately as possible, however interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered For Sale and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only. Photographs were taken, and these Sales Particulars were produced, in June, 2025. These Particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

LOCAL AUTHORITIES:

District & Planning:	Boston Borough Council Municipal Buildings, West Street, Boston, PE21 8QR CALL: 01205 314200
Water:	Anglian Water Customer Services PO Box 10642, Harlow, Essex CM20 9HA CALL: 08457 919 155
County & Highways:	Lincolnshire County Council County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222
Internal Drainage Board:	Witham Fourth Internal Drainage Board 47 Norfolk Street, Boston PE21 6PP · CALL: 01205 310099



BEST & FINAL OFFER FORM

SUBJECT TO CONTRACT

BELLS FARM, MERE DROVE, OLD LEAKE, BOSTON, **LINCOLNSHIRE, PE22 9QF**

**Closing Date for Best & Final Offers –
to be Received at**

**The Offices of R. Longstaff & Co. LLP 5 New Road, Spalding, PE11 1BS
by 12 Noon on Wednesday 20th August 2025**

1.	Name: (in block capitals)	
	Address:	
	Telephone:	
	Email:	
2.	Solicitor's Name, Address and Telephone Number:	
3.	Is your offer/s on the basis of funds being readily available or is it subject to finance. If cash is available, you will be required to produce proof of funding if you are the successful bidder.	
4.	If subject to finance, has the finance been agreed in principle and with which lending institution? Please provide a copy of such agreement in principle.	

Continuation of Best and Final Offer Form

**BELLS FARM, MERE DROVE, OLD LEAKE, BOSTON, LINCOLNSHIRE, PE22 9QF
SUBJECT TO CONTRACT**

5.	If your offer is subject to the sale of another property, please provide details as to whether that is currently on the market or is Sold Subject to Contract or have Contracts been exchanged and a completion date agreed.	
6.	Please confirm that your offer is not subject to any Planning Application for Change of Use?	
7.	Please state any other conditions upon which your offer may be subject to:	
8.	The offer of the property is as described in the attached Sale Particulars.	
9.	Please add any additional information you feel may be relevant in respect of your offer/s.	

Continuation of Best and Final Offer Form

**BELLS FARM, MERE DROVE, OLD LEAKE, BOSTON, LINCOLNSHIRE, PE22 9QF
SUBJECT TO CONTRACT**

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Continuation of Best and Final Offer Form

**BELLS FARM, MERE DROVE, OLD LEAKE, BOSTON, LINCOLNSHIRE, PE22 9QF
SUBJECT TO CONTRACT**

10.	<p><u>ARABLE LAND ONLY EXTENDING TO 31.94 HECTARES (78.92 ACRES) OR THEREABOUTS</u></p> <p><u>Amount offered in figures and in words:</u></p>	<p>£.....</p> <p>.....</p> <p>.....</p>
	<p><u>YARD AND BUILDINGS ONLY (NO ARABLE LAND)</u></p> <p><u>Amount offered in figures and in words:</u></p>	<p>£.....</p> <p>.....</p> <p>.....</p>
	<p><u>As a Whole:</u></p> <p><u>ARABLE LAND WITH YARD AND BUILDINGS</u></p> <p><u>Amount offered in figures and words:</u></p>	<p>£.....</p> <p>.....</p> <p>.....</p>

11.	<p>Signed:</p> <p>Print Name:</p>	
12.	<p>Date:</p>	

NOTE: It is recommended that the tender figure(s) should be for an odd amount to avoid identical tenders being received, it should be fixed and not escalating nor related to any other tender. In making the tender, a prospective purchaser shall be assumed to have made the necessary financial arrangements in order to proceed should the tender be successful. The Vendors are not obliged to accept the highest nor any tender.

**Please Return this Form to The Agricultural Department:
 RICHARD START OR ALICE HUNNS, R LONGSTAFF & CO. LLP
 5 NEW ROAD, SPALDING, LINCOLNSHIRE PE11 1BS**
Envelope to be Marked 'Bells Farm, Old Leake' in the top left hand corner
By 12 Noon on Wednesday 20th August 2025